

MILL CREEK LANDING HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

Reviewed and Revised by the Board of Directors – February 12, 2018

The following Rules and Regulations were adopted by the membership of the Mill Creek Landing Homeowners Association, Inc. on the 12th day of February 2018 pursuant to Article V, Section 1 of the Bylaws.

VEHICLES/PARKING

1. All vehicles must be parked in the driveway.
2. NO PARKING on lawns, sidewalks, or common areas (grassy areas)
3. No boat, kayaks, camper, trailer, motor or mobile homes, oversized vehicles (to handle 1-ton or over) are allowed on any lot, driveway or parked on any street.
4. Repairs to any vehicle are not permitted in the street. Repairs made by a homeowner on their personal vehicle in their driveway must be completed within 24 hours.
5. Inoperable vehicles are not permitted (i.e., flat tires, leaking oil or other fluids or not running under their own propulsion). Vehicles must carry a valid registration and license plate/tags at all times.
6. Vehicles which violate the above parking requirements will be subject to enforcement procedures which may include fines and contacting local law enforcement. Town of Leland does not allow on street parking.
7. Motorized, gas or electric vehicles including dirt bikes and all-terrain vehicles are NOT permitted on common elements, streets, or lots in the development.

ANIMALS

1. All pets must be properly leashed at all times. Dogs are not to be tethered or left unattended at any time.
2. Pet owners must pick up their pet fecal matter after their animals immediately and disposed properly.
3. No livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling.
4. Pet owners shall abide by the Brunswick County Animal Control ordinances.

LOT/PROPERTY MAINTENANCE

1. Trash/recycle containers should be stored outside of view from the street. Owners must make efforts to conceal their containers with natural landscaping. Containers must be stored away within 24 hours of trash pickup
2. Items such as: Bikes, Lawn Furniture, Toys, unsightly debris, or storage of items are not to be left out in front and side yards. Grills may be stored on side yards if they have a grill cover on when not in use.
3. Each lot owner must keep grass cut, dead bushes removed, and weeds removed in flowerbeds. Grass is not allowed to grow over the concrete at the edges.

4. Bush heights are to be no more than 6' tall and trimmed throughout the year to keep maintained.
**If the homeowner receives this bush violation and they feel the bush in question is a tree or a shrub that is to be kept a height higher than 6', it is the responsibility of the homeowner to do the research on that bush/shrub/tree and provide that research to the Board of Directors in order for the violation to be closed.*
5. Mulch, pine straw or rock shall be put in all landscaped beds.
6. Satellite Dish are permitted if they are no larger than 1 meter and preferably installed in the rear portion of the yard or rear portion of the dwelling.
7. Exteriors need to be maintained. Painting, missing trim, moldy siding, rotten wood, and broken glass are subject to a violation. Houses are to be pressure washed on an as needed basis.
8. No unsightly items on front porches. Example, household furniture.
(i.e., sofas, chairs, office furniture, appliances, or personal items)
Only patio type furniture is allowed.
9. Outdoor seasonal decorations must be removed within 15 days following the observed holiday.
10. Properties are used for residential purposes only. No property shall be used for business, commercial or professional purposes.
11. Basketball goal must be out of sight when not in use.

PONDS

1. Swimming, boating, and use of personal flotation devices in the ponds is prohibited.
2. Fishing from the shore in Mill Creek ponds and stream is for Mill Creek residents and their authorized guests only when accompanied by the owner.
3. Residents must be aware that fishing on vacant lots as well as easements around homes and private property is trespassing. Fishing in these areas is prohibited unless you are the owner of the vacant lot or a guest of any property.
4. All fishing shall be "catch and release." Fish are not to be kept or consumed.
5. Dumping in Mill Creek Pond is prohibited. This includes but is not limited to fish, trash, grass clippings, aquatic plants, pet waste, vegetation debris, contents of fish tanks, outside aquatic wildlife and any water from local rivers, streams or waterways are prohibited from being placed in pond.
6. Feeding of wildlife is strictly prohibited.
7. Anyone violating these rules will be fined per Mill Creeks' fine policy.
8. It is understood that Mill Creek nor the Association is not responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use and that the user assumes all liability for injury or loss of property.

KAYAK LAUNCH

1. It is understood that the Mill Creek Association is NOT responsible for the safe use of the launch or storage of vessels at the site and that the users assume all liability for injury or loss of property.
2. Kayak launch is for Mill Creek residents and their authorized guests only when accompanied by the owner.

ARCHITECTURAL REVIEW

1. Per the Declaration, Article VI, Section 1, all proposed exterior improvements, including landscaping changes or alterations to the lot or home in Mill Creek Landing, must first be reviewed and approved by the Mill Creek Architectural Review Committee (ARC) / Board of Directors.
2. To begin the submission process, the owner must complete and submit an ARC Request Form to the Association's management company (which can be found on CEPCO's website) or via mail to CEPCO (1628 Doctors Circle, Wilmington, North Carolina 28401 / (910) 395-1500).
3. Per the Declaration, the Architectural Review Committee has up to sixty (60) days to review and respond with a decision to the request.

Please note: ARC Approval must be first obtained in writing prior to starting any proposed exterior improvements. Failure to comply may result in the removal of the alteration or restoration to the original condition at the owner's expense.